

TRANSFER  
TAX  
PAID

WARRANTY DEED

Doc # 2009018143  
Book 10133 Page 0324

**Know all Persons by these Presents,**

**That** WE, LEE V. RANKIN and WENDY J. LUMBERT, both of Skowhegan,  
County of Somerset and State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by RYAN D. BOWMAN of Oakland, Kennebec County, Maine

whose mailing address is 232 Snow Pond Road  
Oakland, ME 04963

Received Kennebec SS.  
07/02/2009 8:18AM  
# Pages 2 Attest:  
SEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said RYAN D. BOWMAN, his

heirs and assigns forever,

Two (2) certain lots or parcels of land, together with the buildings thereon, situated in  
Wareville County of Kennebec and State of Maine, bounded and described as follows:

Parcel One: Beginning at an iron pin set in the ground in the northerly line of Oakland Street, which pin marks the southeast corner of the lot here conveyed and the southwest corner of land now or formerly owned by Laval J. Laverdiere; thence westerly along the northerly line of Oakland Street twenty-five (25) feet to an iron pipe driven into the ground; thence northerly ninety (90) feet, more or less, to a second iron pipe driven into the ground; thence easterly twenty-five (25) feet to an iron pin set in the ground which marks the northeast corner of the lot here conveyed and the northwest corner of land now owned by the Grantees; thence southerly ninety (90) feet to the point of beginning.

Parcel Two: Beginning at a point in the northerly line of Oakland Street at a distance of fifty-eight and two tenths (56.2) feet, measured along said northerly line of Oakland Street, from the point of intersection of said northerly line of Oakland Street with the westerly line of Cool Street; thence westerly along said northerly line of Oakland Street fifty (50) feet to an iron rod; thence northerly ninety (90) feet to an iron rod; thence easterly fifty (50) feet to an iron rod; thence southerly ninety (90) feet to the point of beginning. Being Lot Number Five (5) according to a plan of house lots drawn by Green and Wilson, recorded in Plan Book 8, Page 29.

Being the same premises conveyed to Lee V. Rankin and Wendy J. Lumbert by quitclaim deed with covenant from U.S. Bank National Association as Trustee for RASC 2006KS8, dated December 23, 2008 and recorded in Kennebec County Registry of Deeds in Book 10072, Page 288.

43-165

12/20/08

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RYAN D. BOWMAN**, his

heirs and assigns, to his and their use and behoof forever.

**And** we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, the said **LEE V. RANKIN** and **WENDY J. LUMBERT**, husband and wife,

xxxxxx  
and

XXXXXXXXXXXXXXXXXXXX  
husband and wife of the said

joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this **30<sup>th</sup>** day of the month of **JUNE**, A.D. 20 09.

**Signed, Sealed and Delivered**  
in presence of

*William P. Subord*  
*William P. Subord*  
LEE V. RANKIN  
WENDY J. LUMBERT

State of Maine, County of Kennebec ss. **JUNE 30**, 20 09

Then personally appeared the above named **LEE V. RANKIN** and **WENDY J. LUMBERT**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*William P. Subord*  
Notary Public  
Attorney at Law  
My Commission expires 6/26/2015  
Printed Name, .....